

1 STATE OF WASHINGTON
2 DEPARTMENT OF FINANCIAL INSTITUTIONS
3 SECURITIES DIVISION

4 IN THE MATTER OF DETERMINING
5 Whether there has been a violation of the
6 Escrow Agent Registration Act by:

7 Lynn Rivera,
8 Respondent.

Order No. S-04-225-04-CO01

CONSENT ORDER

9
10 **INTRODUCTION**

11 Pursuant to the Escrow Agent Registration Act, chapter 18.44 RCW, the Department of
12 Financial Institutions of the State of Washington, Securities Division, (“Department”) and
13 Respondent Lynn Rivera do hereby agree to this Consent Order in settlement of the above
14 captioned matter. Respondent neither admits nor denies the Findings of Fact or Conclusions of
15 Law stated below.
16

17 **FINDINGS OF FACT**

18 RESPONDENT

19
20 1. From April 1998 through February 2004, Lynn Rivera (“Rivera”) was the sole owner and
21 Designated Escrow Officer (“DEO”) of Newcastle Escrow Corporation (“Newcastle”).

22 NATURE OF THE CONDUCT

23 2. In or around April 1998, Rivera registered Newcastle with the Washington State
24 Department of Revenue. In the same month, the Department licensed Newcastle as an escrow
25 agent and Rivera as Newcastle’s DEO.
26

27 CONSENT ORDER

1

DEPARTMENT OF FINANCIAL INSTITUTIONS
Securities Division
PO Box 9033
Olympia, WA 98507-9033
360-902-8760

1 **CONTINUING INVESTIGATION**

2 The Department is continuing to investigate the practices of Newcastle and its principals,
3 employees, and agents to determine the full extent of the violations of the Escrow Agent
4 Registration Act that have occurred.
5

6 **CONSENT ORDER**

7
8 Based upon the foregoing:

9 IT IS HEREBY ORDERED AND AGREED that Respondent, Lynn Rivera, shall cease
10 and desist from violating RCW 18.44.301(10) and WAC 208-680B-015(3) and (4).

11 IT IS FURTHER ORDERED AND AGREED that Respondent, Lynn Rivera, shall pay a
12 fine in the amount of \$5,000, the entire amount of which is suspended based on future
13 compliance with this Order and based on her cooperation with the Department as further
14 described in this Order.
15

16 IT IS FURTHER AGREED that Respondent Lynn Rivera shall cooperate fully with the
17 Department in any and all investigations, litigations, or other proceedings relating to or arising
18 from the matters described in this Consent Order.

19 IT IS FURTHER AGREED Respondent Lynn Rivera shall reimburse the Securities
20 Division \$1,000 for its costs incurred in investigating this matter.

21 IT IS FURTHER AGREED that the Department of Financial Institutions, Securities
22 Division, has jurisdiction to enter this Order.
23

24 IT IS FURTHER AGREED that in consideration of the foregoing Respondent Lynn
25 Rivera waives her rights to a hearing in this matter and to judicial review of this order.
26

1 Signed this 2nd day of December, 2004.

2
3 Signed by:

4 /s/ Lynn Rivera
5 Lynn Rivera

6
7 THIS ORDER SIGNED AND ENTERED THIS 9th DAY OF DECEMBER 2004 BY:

8
9 

10 Michael E. Stevenson
11 Assistant Director
12 Department of Financial Institutions

13 Approved by:
14 /s/ Martin Cordell

15 Martin Cordell
16 Chief of Enforcement

17 Presented by:
18 /s/ Dylan Waits

19 Dylan Waits
20 Financial Legal Examiner